

IV

Urban Design

1. INTENT

Urban design considers the inter-relationship among buildings, streets, private open space (like yards and courtyards), and publicly-accessible open spaces (like parks, plazas, and conservation areas). For Volcano Heights, urban design standards focus on ways to make places where walking is a more attractive option, where a sense of community is fostered, where resources are used more efficiently, and where the scenic beauty of the area is celebrated. The Urban Design Element seeks to establish functional relationships that foster healthy communities, add economic value, and to enhance Albuquerque's aesthetic character. These objectives are essential, not only for the well-being of local residents and workers, but also as an important ingredient for attracting and retaining businesses in a global economy.

Neighborhoods & Mixed-Use Centers. Walkable mixed-use neighborhoods and mixed-use centers provide the basic building blocks for more livable – and environmentally sustainable – places. Design plays a vital role in their creation. At a large scale, the arrangement of complementary land uses and transportation can influence how easily people can walk to local destinations or transit. At the scale of the street, landscaping and street-facing building entrances and windows create community-supportive places that support neighborhood life, discourage crime, and make walking an attractive alternative to the car. At the scale of the building, porches, overhangs and other architectural features offer protection from heat and reduce energy use.

Pedestrian-Supportive Environments. Good design influences how people perceive a neighborhood or city. Design can help make mixed-use centers (with shops, businesses and housing) vibrant and make residential neighborhoods more welcoming. Perhaps the most important “framework” for community life is how buildings face streets and open spaces. Windows should create the possibility that someone is watching, and therefore discourage unwanted behavior. Ground-floor entrances and (where viable) shops should help make streets more active. Buildings should frame streets spatially, and building design and construction should communicate a sense of pride and permanence. Furthermore, buildings should reflect Albuquerque's unique climate and architectural traditions, and thoughtful site design should offer views toward the volcanos, Sandi Mountains, and Rio Grand River.

Business Destination. Businesses are increasingly concerned with the quality of life and housing opportunities that are available their workforce. Thus, urban environment increasingly where businesses chose to locate. Volcano Heights character, the West Side's well-educated workforce, and regional access provided by Unser, Paseo del Norte and regional transit, will help recruit businesses to the Area and improve the West Side's jobs-housing balance.

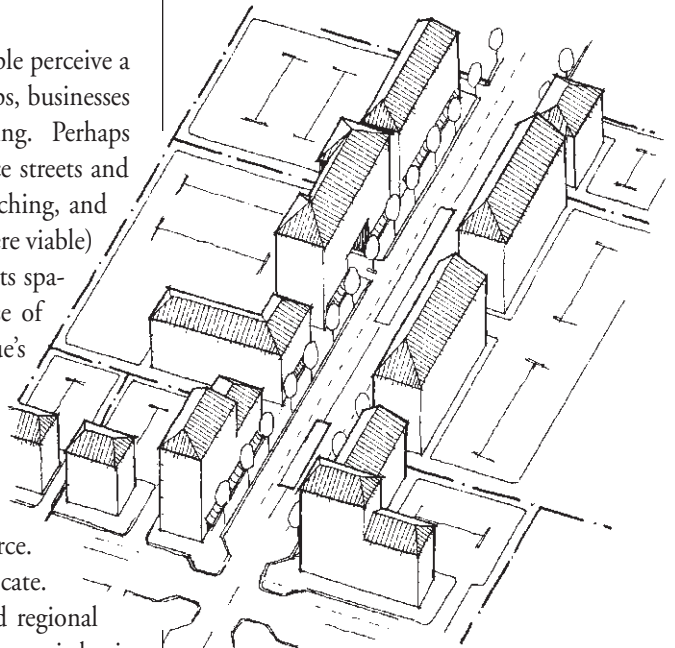


Diagram 11
Desirable Building Street Pattern

Great Streets. The design of streets influences community life. Streets can do more than move traffic. Residential streets can provide a safe place where neighbors come together and where children play, but they must be designed to calm traffic. Shopping streets can provide a stimulating place where people come together to people watch and participate in community life. Frequently traveled streets are places where residents can enjoy scenic views as part of their daily lives.

Conserving Nature & Celebrating Volcano Heights' Scenic Beauty. The Area Plan contains many provisions for minimizing the environmental impacts of development by setting development back from arroyos and the escarpment contained in the Petroglyph National Park, and by clustering buildings to maintain large contiguous expanses of open space. Many of the area's unique outcroppings will also be conserved. These open spaces and others will form a connected network of open space, which will contain trails, maintain scenic views, and connect residents to the area's unique wildlife and plant life.

Residential Neighborhoods

Street and courtyard-facing residences — with entrances and windows facing pedestrian paths — support neighborhood life and improve safety. They make activity along the street more likely and make walking more inviting — whether it is to run an errand or use transit. Street-facing buildings, keep “eyes on the street” and deter unwanted behavior. Furthermore, when paired with calm streets, street-facing architecture can encourage neighbors to come together and socialize.

Not all residential buildings must have an entrance that faces a street. Buildings facing courtyards or a natural open space are also acceptable if a direct path to a street is provided. While all residences need not face a street, all streets must have building windows and entrances that face onto them. Street-facing buildings are essential for safety, visual interest, and neighborhood life. Conversely, blank walls, garage doors, and parking lots are deleterious effect to streets (and parks), and should be avoided or mitigated.

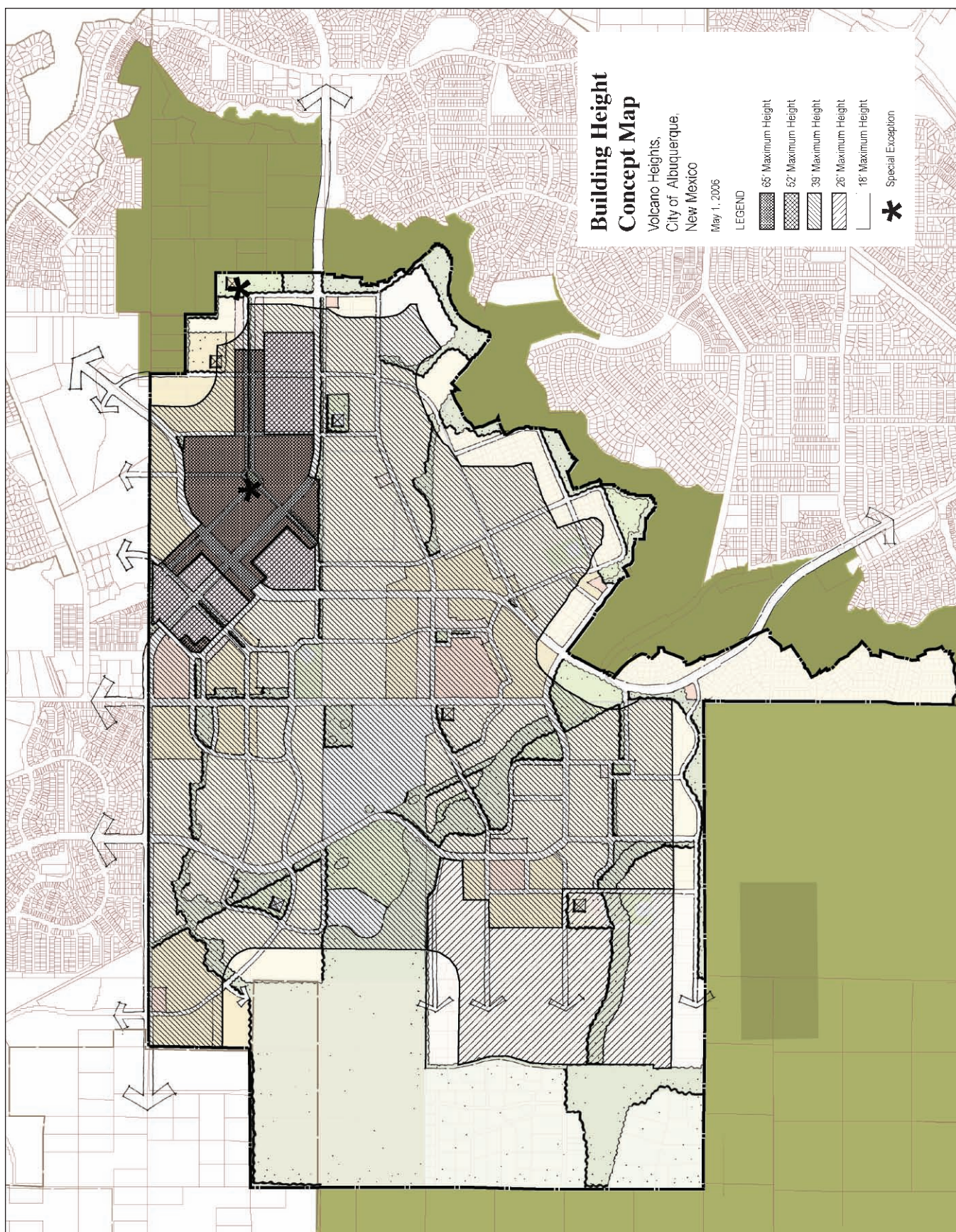
These guidelines seek to ensure these critical dimensions for accomplishing a healthy and attractive neighborhood, while allowing flexibility with regard to style and use.

Diverse housing opportunities also support community health. Housing diversity allows all stages of life to be accommodated within the same community. It also provides opportunities to know and interact with neighbors from all walks of life, which benefits the health of the city as a whole. Traditional neighborhoods often provide a variety of single-family homes, townhouses, duplexes and apartments. Single-family detached homes can also vary considerably in building size, lots size and design. Development projects are increasingly recognizing the benefit of mixing housing types to provide a greater range of options and accelerate the rate at which homes can be sold.



Urban Residential Neighborhood

Urban Residential Neighborhood



2. BUILDING HEIGHTS & SETBACKS

Along the easternmost edge of the Plan Area, buildings shall be limited to 18 feet in height within 200 ft. of any open space just above the escarpment. See **Exhibit 26 Building Heights Concept Map**

Table 11: Building Heights and Setbacks

Primary Building	Town Center	Village Center	Live-Work	Urban Resid	Office	Suburb. Resid.	Exec. Resid.	Rural Resid.
Building Height (1,2)	65' max (5 st.) 26' min (2 st.)		39' max (3 story) 26' min (2 story)		52' max (4 st.) 26' min (2 st.)	26' max (2 story)		18' max (1.5 story)
View Sheds (See map.)	within 600' of Monument & southside of Northern Geological Window 18' max (1.5 story)							
Street-Facing Setback with Ground-Floor Storefront (3,4)	0' min. 5' max.			not applicable				
Street-Facing Setback without Ground-Floor Storefronts (4,5)	5' min. 10' max.					10' min. 15' max.	20' min. no max.	
Interior Side Setback (from property line)	attached or 5' min.					5' min.	10' min.	
Interior Side-Side Separation (btw. adjacent buildings on same property)	attached or 10' min.					10' min.	10' min.	
Interior Rear Setback (from property line) (6)	5' min. from alley row; 15' min. if no alley (projects < 10 acres only) (7)					10' min. from alley row; 20' min. if no alley		
Interior Rear-Rear Separation (btw. adjacent buildings on same property) (6)	attached or 30' min.					40' min.		
Interior Side-Rear Separation (btw. adjacent buildings on same property) (6)	attached or 15' min.					30' min.		

(1) Occasional projections may extend 10' beyond these height limits, such as chimneys, cupolas, flagpoles, and screened equipment.

(2) Immediately adjacent to the BRT Transfer Station in the Town Center, building heights may extend to 90 feet (7 stories) for a building footprint area not to exceed 20,000 square feet total. For the Resort east of the Town Center, building heights may extend to 39 feet (3 stories) for a building footprint area not exceeding 2,500 square feet (i.e. to create tower elements).

(3) Features that may encroach into sidewalk right-of-ways up to the maximum specified: eaves (4' max.), awnings (8' max.), and minor ornamental features (2' max.). Over sidewalks, projections must be more than 8 feet above finished grade.

(4) Buildings used to meet Street Frontage requirements (noted below) should not exceed the maximum street-facing setback indicated. Maximum setback requirements do not apply to buildings that are not being used to meet Street Frontage requirements.

(5) Features that may encroach into street-facing setbacks (but not street right-of-ways), up to the maximum specified: arcades & trellises (to street r.o.w.), porches & stoops (8' max.), eaves (4' max.), awnings (8' max.), and minor ornamental features.

(6) In all zones, detached garages may come within 5 feet of rear and side property lines, and may abut side property lines within Town Center, Village Center, Live-Work, and Urban Residential zones.

3. PUBLIC BUILDING STANDARDS

Public buildings should have greater height at the entry. Positioning of an entry or tower at the end of a street vista can be a very effective statement emphasizing the prominence of public buildings.

Building Height: 39' (3 story) max.; 24' (1.5 story) min.

Setbacks:

Street-Facing Setback (from property line):

10' min.; 30' max. (to meet Frontage requirement below)

Interior Side Setback (from property line): 15' min.; no max.

Interior Rear Setback (from property line): 20' min.; no max.

Street Frontage. Public building fronts shall be built to within 20 feet of a street right-of-way for at least 300 feet or 50% of all available street frontage on each block face, whichever is less. To be counted toward this requirement, buildings must meet Entry & Transparency requirements (see below), and may not be separated from the street by on-site parking or drive lanes. Landscaped plazas and/or passages may be used in lieu of buildings for up to 10% of the required frontage.

Parking Lots. Parking lots should be placed to the rear and side of buildings. Parking lots shall not comprise more than 25% or 130 feet of the total available street frontage.

Walls & Fences. Walls & fences shall conform to requirements noted within Urban Design—Landscape Design. In addition, gates shall be provided to provide direct connections between streets and on-site destinations. A pedestrian path and gate shall be provided at least every 300 feet.

Street-Facing Public Building Entry

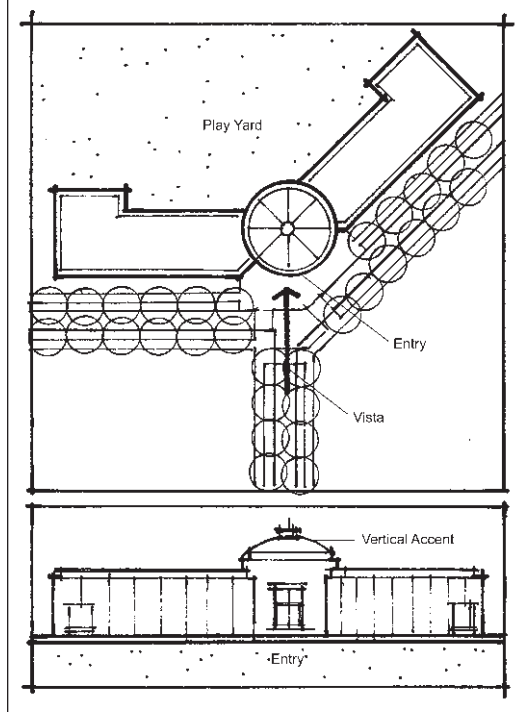


Diagram 13

Building Entry. Street-facing entrances shall be built to within 30 feet of a street right-of-way, and should be accompanied by additional building height and/or hardscaped forecourt for visual emphasis.

Vistas. Street-facing entrances (and accompanying height) should be positioned to accentuate vistas (or directed views) at the end of streets or where streets turn.

Suburban Residential

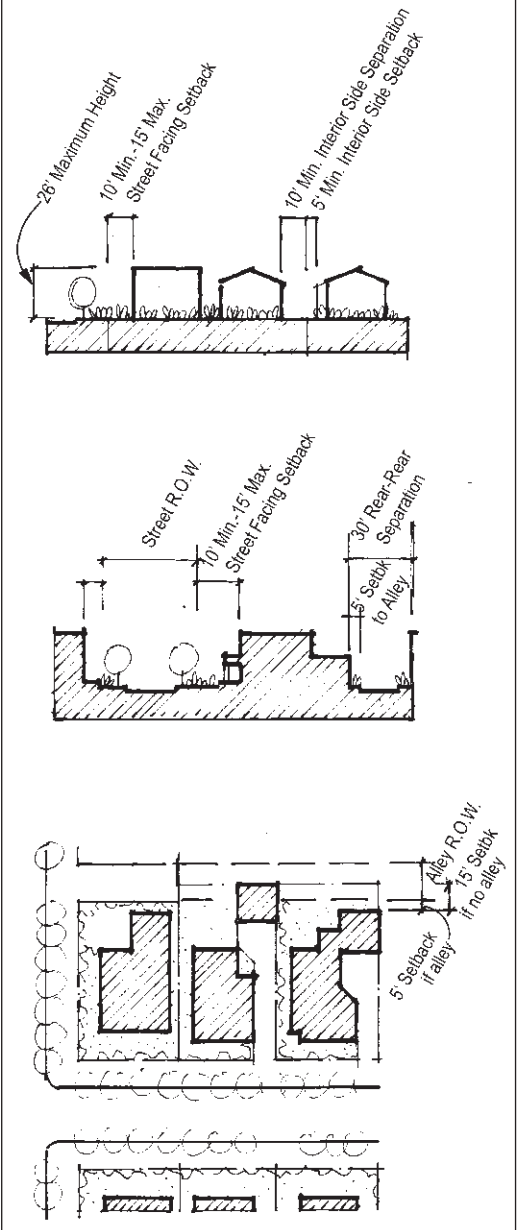


Diagram 12

Building Transparency. At least 35% of the area of street-facing elevations shall be comprised of windows and/or entrances. Measure Transparency by taking the total area of all windows and entrances, and dividing it by the total area of the street-facing building elevation. Glass block, mirrored glass, frosted glass, clerestory windows (sill heights over 5' from floor-level), and other obscured openings may not be used to meet this requirement. (Additional requirements for windows are contained in Architectural Standards.)

Play Areas. Ideally, the edge of play areas should abut natural features or parkland. Where the edge of play area abuts rear-yard fences or walls, landscaping shall maintain clear lines of sight for security.

4. OTHER ESSENTIAL BUILDING-STREET RELATIONSHIPS

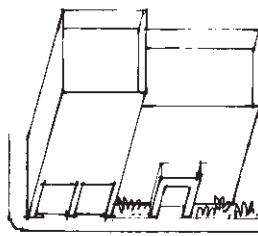
Street-facing Development. The Illustrative Plans (p.) contain Urban Form Diagrams that show locations in each Center where building within 5 ft. of a public sidewalk is required.

Storefronts are strongly encouraged in Town Center and Village Center areas and should be street-facing. Uses that qualify as Storefronts are: retail shops, personal services, restaurants, cafes, entertainment establishments, professional offices, day care, health clinics, community uses, and other uses that contribute similar levels of activity and visual interest to the street. To qualify as a Storefront, buildings must also conform to the Building Frontage, Setback, Entry, and Transparency requirements described below.

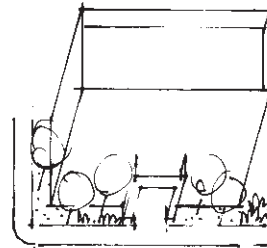


Civic Tower – Santa Fe

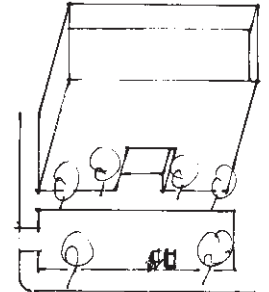
Mixed-Use/Commercial Setbacks



Conforms with 0' to 5' "storefront" setbacks.

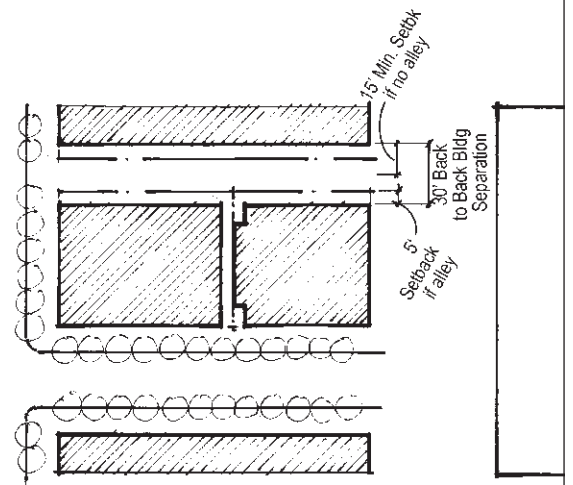
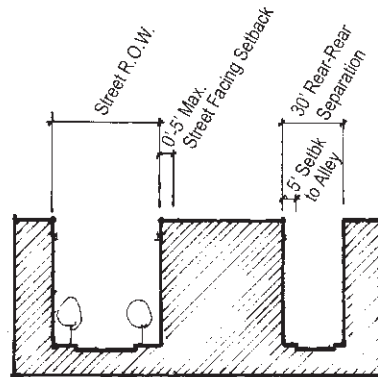
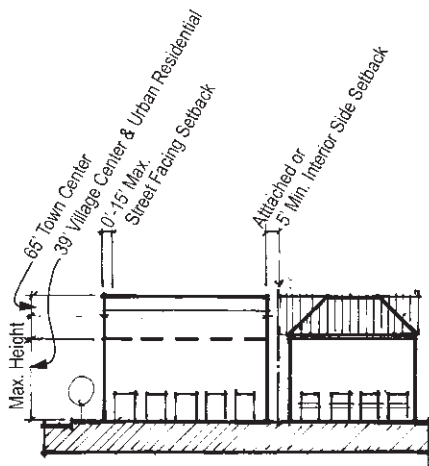


Conforms with 10' to 30' setbacks in non-storefront areas.



Does not conform to setback requirements.

Diagram 14



Town Center, Village Centers & Live-Work with Storefronts

Diagram 15

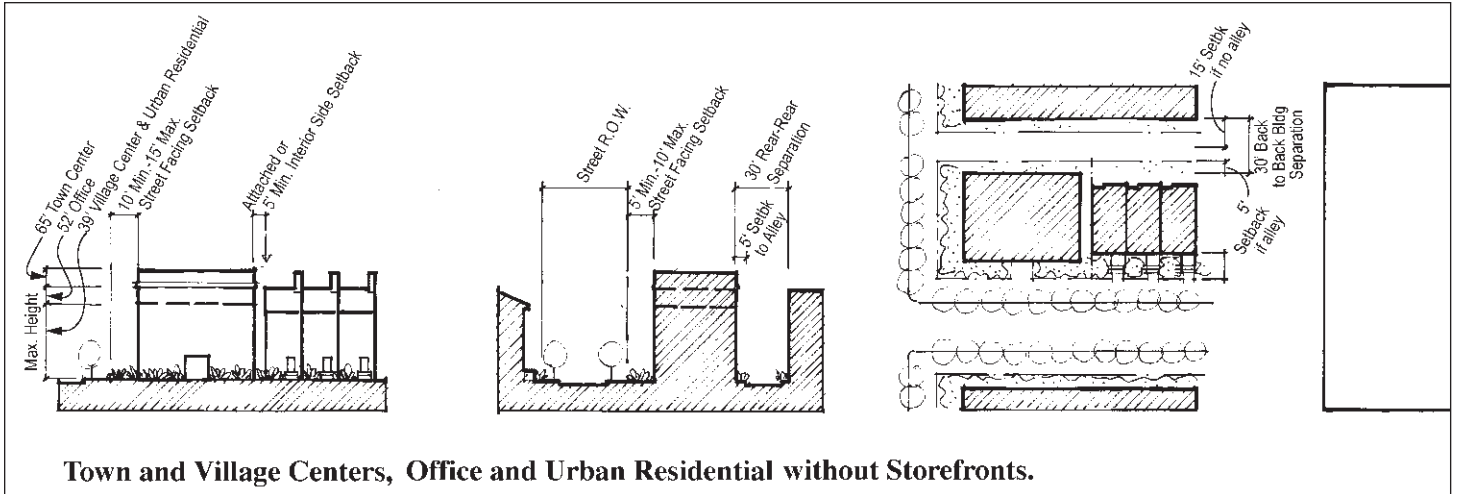
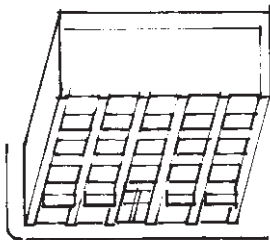


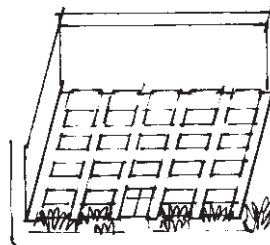
Diagram 16

Street Frontage Length. All streets should be lined by buildings with windows and entries, not parking lots nor garage doors. In Town Center, Village Center, and Office areas, building facades should occupy at least 75% of the available street frontage on each side of a block (i.e. each block face). In Urban Residential areas, building facades should occupy at least 50% of the available street frontage on each block face.

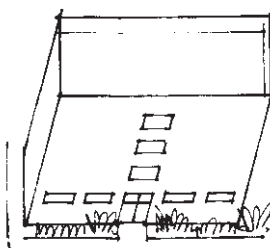
Transparency



Conforms with storefront requirements.



Conforms with requirements where storefronts not required.



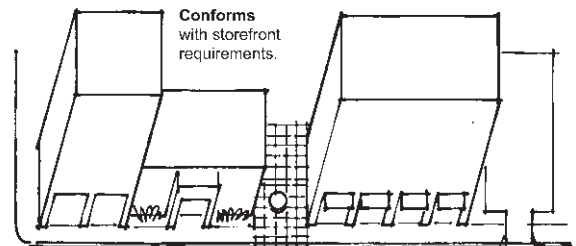
Does not conform.

To be counted toward this requirement, buildings must be within the maximum allowable street-facing setback (Diagram 18) and meet Entry & Transparency requirements (see below). Qualifying buildings may not be separated from the street by on-site parking or drive lanes.

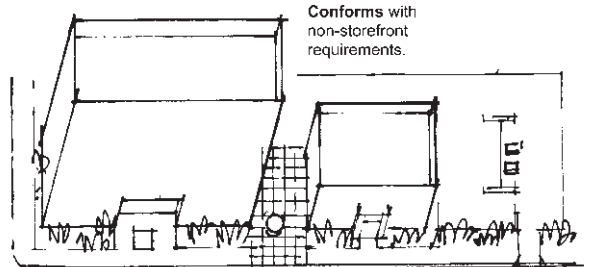
Landscaped plazas and/or passages may be used in lieu of buildings for up to 10% of the available frontage. The required frontage may be reduced to provide a single 20-foot driveway, where site access cannot be provided otherwise. Blocks must conform with “Block Size” requirements (see Transportation Element). Construction may be phased along a block face, but a developer guarantee should be required to enforce this provision.

Diagram 18

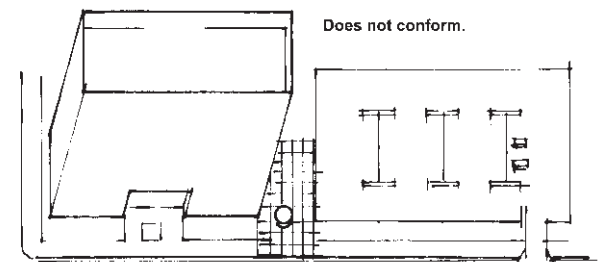
Mixed-Use Commercial Street Frontage Length



Conforms with storefront requirements.



Conforms with non-storefront requirements.



Does not conform.

Diagram 17

Building Entry. (Diagrams 19 and 20) Primary entries for new buildings shall connect to a street via a sidewalk, connecting directly and visibly from the street where possible, otherwise connecting via landscaped courtyard(s) or plaza(s). To be clearly expressed and provide shelter from sun and rain, residential building entries shall have the following features with the floor area stipulated below.

Apartment buildings— a covered porch or interior vestibule with 60 sf floor area and at least 6 feet clear in any direction; interior vestibule entry doors shall be accompanied by an overhang and clear glazing within the door or immediately to the side of the door;

Single-family detached houses—a covered porch with 100 sf floor area and at least 6 feet clear in depth and 12 feet clear in width.

Townhouses (also known as “attached single-family”— a covered porch, veranda or stoop with 40 sf floor area and at least 6 feet clear in any direction.

Building Transparency. At least 25% of the area of street-facing elevations shall be comprised of windows and/or entrances. To qualify as a Storefront, at least 50% of the ground-floor elevation shall be comprised of windows and/or entrances. Transparency is measured by taking the total area of all windows and entrances, and dividing it by the total area of the street-facing building elevation. Glass block, mirrored glass, frosted glass, clerestory windows (sill heights over 5' from floor-level), and other obscured openings may not be used to meet this requirement. (Additional requirements for windows are contained in Architectural Standards.)

Garages. Garage access shall be off alleys or via a side drive where one of the garage sides abuts the rear edge of the Building Envelope or the back yard setback, except where lots are 30,000 sq ft or greater and will not be subdivided.

On streets where high traffic volumes are anticipated (greater than 6000 Average Trips Per Day) and where driveway curb cuts may be unsafe, street-facing garages are not allowed except where lot access cannot be otherwise provided.

Where garages are permitted they shall not comprise more than 40% of any single family street facing façade nor comprise more than 30% of any multi-family façade (See Diagram 21 Garages and Residential Street Frontages). Permitted street facing garages shall be set back at least 25 feet from the street or 10 ft. behind the front façade, whichever is greater.

Street-Facing Residential Entries

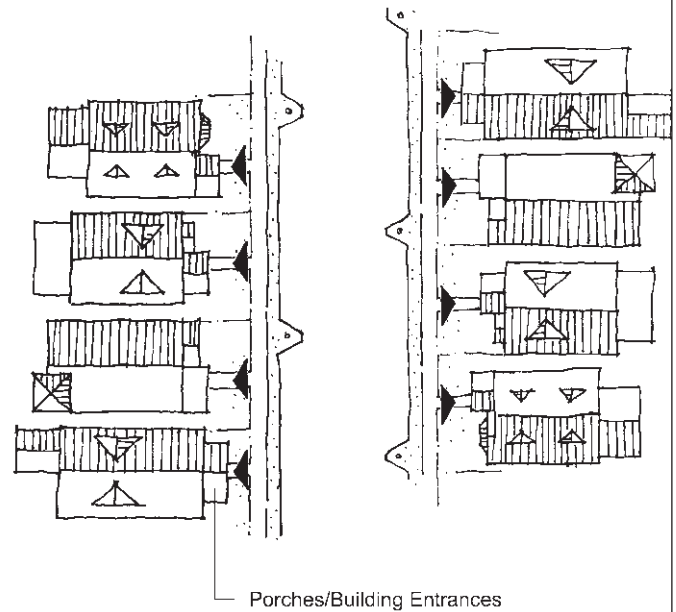


Diagram 19

Buildings Oriented to Courtyard

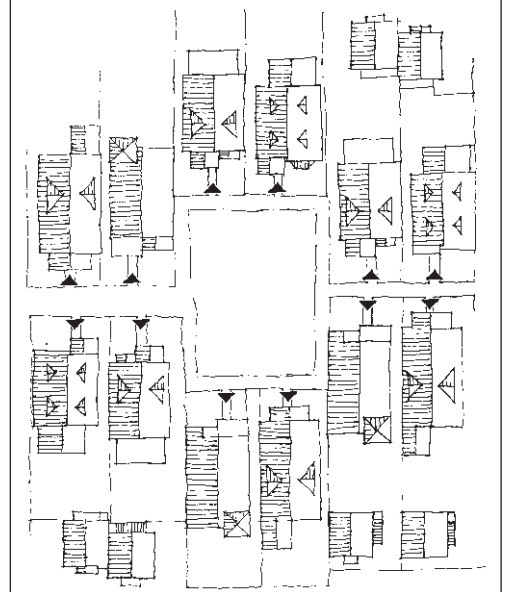
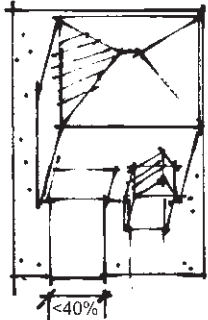


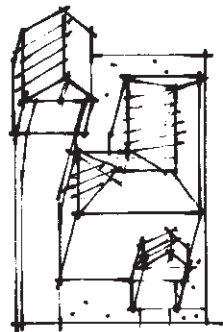
Diagram 20

Garages and Residential Street Frontage

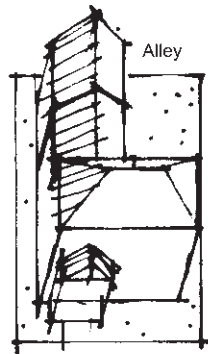
Single-Family



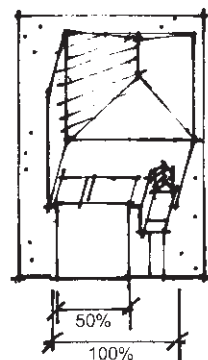
Conforms.
Garage less than
40% of front facade.



Conforms.
Garage accessed
via side drive.

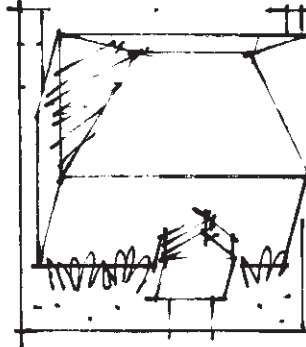


Conforms.
Garage accessed
via alley.

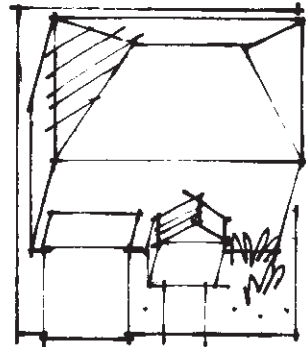


Does not conform.
Garage over 50%
of front facade.

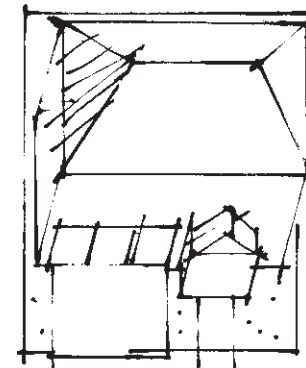
Multi-Family



Conforms.
Alley accessed garage.



Conforms.
Garage less than
30% of front facade.



Does not conform.
Garage over 30%
of front facade.

Diagram 21

5. PARKING STANDARDS

Projecting Demand. For individual uses, peak demand for individual uses should be calculated by using the Peak Demand for Individual Uses (below) and by applying reduction factors for mixed-use development and proximity to transit.

Table 12: Parking Standards

Amusement enterprises	1 space per 4 occupants
Banquet halls	1 space per 4 seats
Bars, pubs, and cocktail lounges	1 space per 4 seats
Cultural facilities	1 space per 3 seats
Churches and other places of worship	1 space per 4 seats
Cinemas, theatres, & auditoriums	1 space per 3 seats
Community & Recreation Facilities	1 space per employee plus 1 space per 1,000 square feet, plus curbside drop-off
Financial, insurance, & real estate services	3 spaces per 1,000 square feet (net leasable area)
Food stores	3 spaces per 1,000 square feet (net leasable area)
General merchandise retail	3 spaces per 1,000 square feet (net leasable area)
Health clubs	3 spaces per 1,000 square feet (net leasable area)
Lodging	1 per room
Parks, Plazas & Passive Open Space	On-Street within 1 block, unless demand is demonstrated to be higher.
Personal services	3 spaces per 1,000 square feet (net leasable area)
Professional services	3 spaces per 1,000 square feet (net leasable area)
Residential and Live-Work	1 space per 1 bedroom & studio 1.5 spaces per 2 bedrooms 2 spaces per 3+ bedrooms
Residential Accessory Units	1 space per unit
Restaurants	1 space per 4 seats
Retail trades	3 spaces per 1,000 square feet net leasable area

Appropriate Parking Configurations

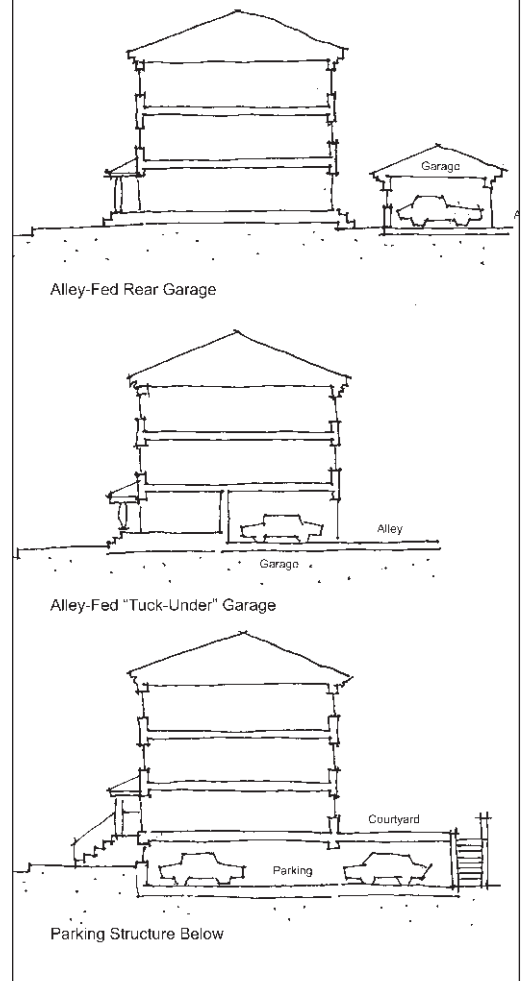


Diagram 22



Residential entries dominated by garage doors not permitted.

Parking reductions may be taken for the following.

- Uses in mixed-use Village Center or Town Center, or within 650 feet of a Village Center or Town Center, may factor a 20% reduction in parking requirements.
- Uses from 650 feet to 1300 feet of a Village Center or Town Center may factor a 10% reduction in parking.
- Uses within 650 feet of Bus Rapid Transit stops may factor a 20% reduction in parking requirements.
- Uses from 650 feet to 1300 feet of Bus Rapid Transit stops, or within 650 feet of other bus stops, may factor a 10% reduction in parking requirement.
- Reduction factors may be added together where uses are near both a mixed-use center and transit but the total will not exceed 30% reduction.

Calculating Supply. Parking requirements shall be met by considering the sum of all on-site parking (at surface and in structures), *plus* on-street parking contained within or immediately adjacent to the project, plus contributions made by off-site parking facilities within 900' (including joint use facilities).

Parking Dimensions – On-Site. Parking spaces shall be assumed to have a length of 18 feet; this may be reduced to 16 feet where cars can overhang wheel stops or curbs. Standard parking spaces shall have a width of 9 feet, and compact parking spaces shall have a width of 8.5 feet. Within every parking lot or garage, up to 25% of all spaces shall be compact and shall be dispersed throughout any lot.

Parking Dimensions – On-Street. On-street parking spaces shall have a length of 20 feet and a width of 7 feet.

Landscaping. Surface parking shall have one tree planted adjacent to every six parking spaces. Diamond-shaped tree wells (approximately 5'x5') are an efficient means to meet this requirement, as they take advantage of car overhangs. Surface parking lots may not exceed a dimension of 260 feet in any direction without providing a landscaped pedestrian walkway.

Parking Location & Design. Street Frontage requirements (see “Building-Street Relationships” above) necessitate that parking lots be placed to the rear or side of buildings. Where parking lots abut streets, a 5-foot landscaped setback shall be provided, which shall contain a 3-foot hedge or screen wall.

Parking Structures. Street Frontage requirements apply. Parking structures shall contain ground-floor storefronts or residences along 80% of any street-facing frontage.

Neighborhood Permit Parking. Neighborhoods adjoining a Town Center, Village Center, Neighborhood Mixed Use Area, Office Campus, or high school site may initiate a petition and establish a Neighborhood Permit Parking system without regard to the percentage of on-street parking spaces used by persons who are not residents of the neighborhood.

6. CONSERVATION DEVELOPMENT AND DEVELOPMENT ENVELOPES

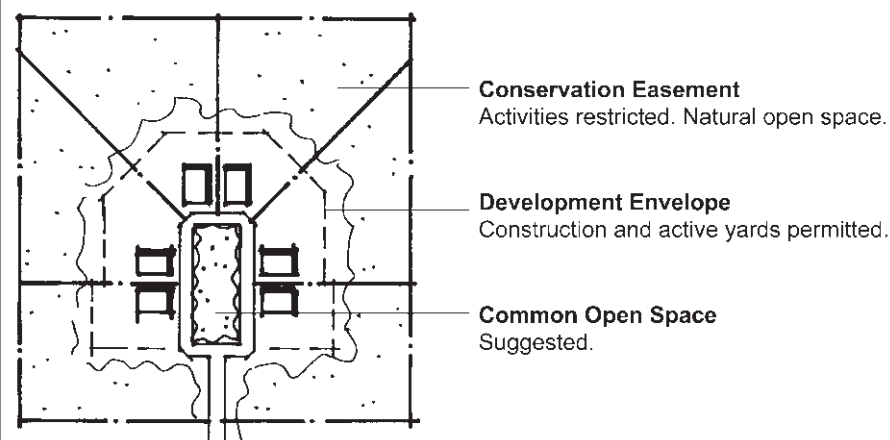
Intent and Definitions

In the absence of clustering, development may happen but with rural lots. With clustering, smaller lots are possible, but large contiguous open space areas must be set aside. These open space areas will help maintain the scenic quality of these areas by maintaining long views and by conserving unique features like small arroyos and rock outcroppings. Publicly accessible trails are also possible in open spaces held publicly or by homeowners' associations. Additional open space that is not publicly accessible will be maintained on private lots through the use of conservation easements that prohibit construction and activities that might damage the environment.

Community Conservation Areas. Community Conservation Areas place ecologically and culturally sensitive areas within a large and contiguous parcel. Community Conservation Areas may be dedicated into perpetuity to a land trust, or owned by a property owners association (or similar community ownership). Community Conservation Areas are for the shared enjoyment of abutting owners and the public, and are adjacent to multiple properties. Publicly-accessible trails are required. Aside from publicly-accessible trails, deed restriction prohibit any development or construction activities.

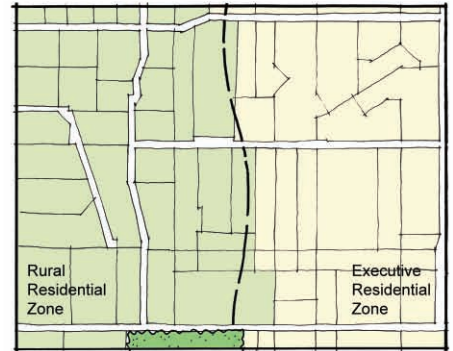
Conservation Easements. Conservation Easements are permanent deed restrictions that limit construction and ecologically-harmful activities on a portion of a property that is owned by an individual. Except for restrictions on construction and certain activities, areas held in Conservation Easements remain available for private use and enjoyment. Conservation Easements provide a buffer to ecologically-sensitive areas preserved within Community Conservation Areas. Conservation Easements also increase the potential for long views that are uninterrupted by development. While Community Conservation Areas must provide publicly-accessible trails, Conservation Easements will rarely contain provisions for public access. (The donation of a conservation easement may be considered to be a tax-deductible gift, provided that the easement is perpetual and donated exclusively for conservation purposes to a qualified conservation easement or public agency.)

Conservation Easements and Development Envelopes



Conservation Development Lot Patterns

Existing Lot Pattern



Development Pattern Permitted without Conservation Development



Development Pattern with Conservation Development

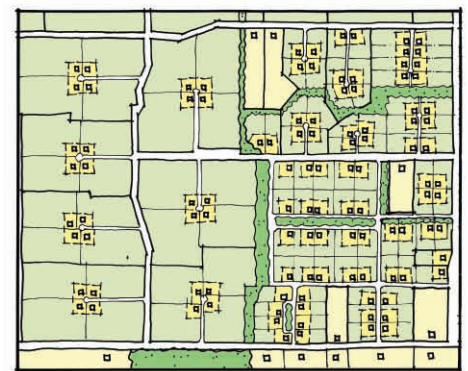
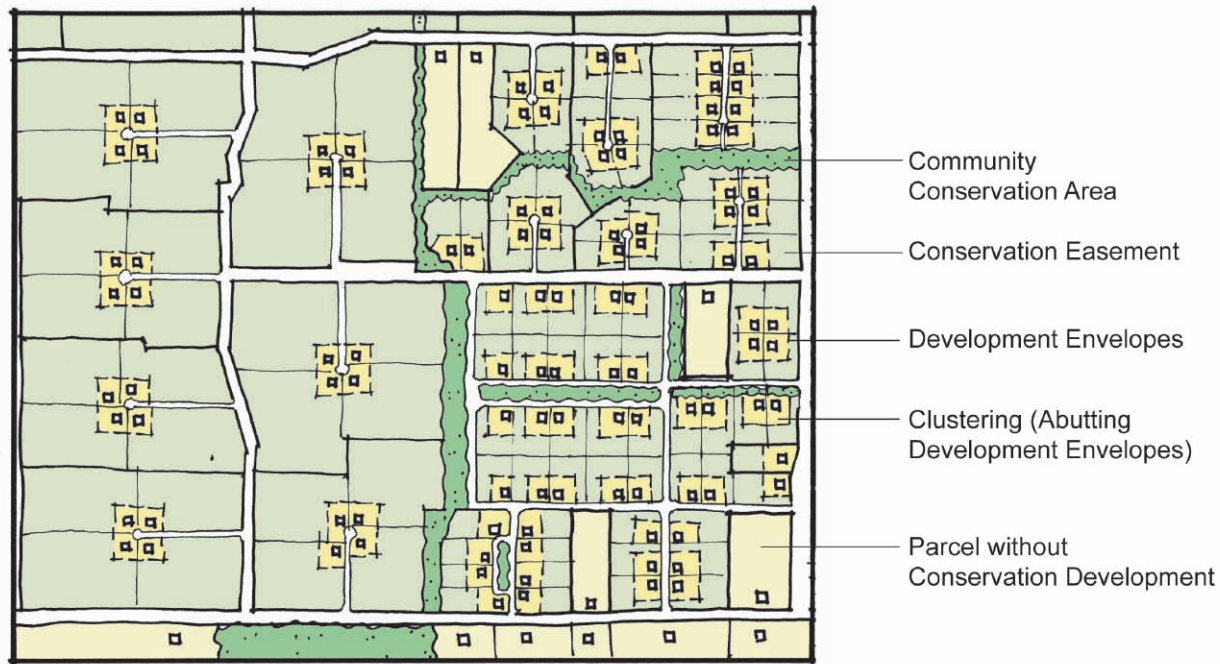


Diagram 24

Diagram 23

Conservation Development Nomenclature



Development Envelope. That portion of an individual's property that is not within a Conservation Easement is called the Development Envelope. Limits on construction are similar to those that apply to other developable areas. Landscaping within the Development Envelope is allowed using Plant List B (*see Landscape Design Standards*). Walls and fences as provided in these regulations also are allowed for the purpose of enclosing private areas, mitigating noise, and providing security.

Clustering. Clustering is the practice of bringing together two or more Development Envelopes. Clustering provides a larger, more contiguous ecological buffer area, uninterrupted by structures or environmentally damaging activities. Clustering also reduces the visual profile of development and provides longer, uninterrupted views. Combined with Community Conservation Areas and Conservation Easements, Clustering is an important ingredient for maintaining the rural character of an area.

Benefits and Requirements

Density Bonus Requirements. A Density Bonus shall be granted for projects, in proportion to the amount of Community Conservation Area created (as described by tables at the end of this section). Requirements for Community Conservation Areas are noted below. To qualify for a Density Bonus, a project must also conform to provisions for Conservation Easements & Development Envelopes, and Conservation Design Features.

Community Conservation Areas. Community Conservation Areas shall conserve ecologically and culturally sensitive areas. Ecologically sensitive areas may include arroyos and rock outcroppings and other natural areas with more abundant vegetation and wildlife. Culturally sensitive areas may include archeological sites and areas where devel-

Diagram 25

opment may be visually intrusive, as seen from public open spaces or frequently traveled roads.

Community Conservation Areas shall be dedicated to a land trust, or owned by a property owners association (or similar community ownership). Trails shall be created and shall be publicly-accessible. Except for the creation and maintenance of trails and trail facilities, permanent deed restrictions shall prohibit: grading and construction; running of pets off-leash; pasturing of livestock; gardening; the use of cars, motorcycles, or other motorized equipment; and clearing and planting of vegetation (except for habitat restoration using Plant List A, *see Landscape Design Standards*).

Naturalized stormwater features may be constructed in Community Conservation Areas, but must be based on a plan endorsed by both a qualified biologist and qualified hydrologist. Signs shall accompany trails, which describe the ecology of each Community Conservation Area, and explain why off-trail hiking and bicycling is prohibited. Post and wire and/or split rail fences are allowed within Community Conservation Areas to separate private from publicly accessible land. Fences between Community Conservation Areas and private lots shall be designed to permit the movement of wildlife at their base.

Provisions that provide for the on-going maintenance of trails — and the monitoring and enforcement of restricted activity — shall be established for Community Conservation Areas.

Conservation Easements & Development Envelopes. To qualify for a Density Bonus, permanent Conservation Easements shall be established on private lots for areas outside of designated Development Envelopes. Development Envelopes shall not exceed 15,000 square feet.

In Conservation Easement areas, permanent deed restrictions shall prohibit: running of pets off-leash; walls and fences; pasturing of livestock; gardening; the use of cars, motorcycles, or other motorized equipment; grading and construction (except to provide a trail between Development Envelope and Community Conservation Area); and clearing and planting of vegetation (except for habitat restoration using Plant List A, *see Landscape Design Standards*). Naturalized stormwater features may be constructed, but must be based on a plan endorsed by both a qualified biologist and qualified hydrologist.

To “cluster” development, Development Envelopes shall abut a street or abut a neighboring Development Envelope. Clustering of two or more Development Envelopes is encouraged.

Conservation Design Features

Drainage. Impermeable surfaces shall not cover more than 33% of Development Envelope areas. Stormwater shall not be concentrated, except through the use of naturalized swales. Stormwater features that occur outside of Development Envelopes, driveways, or street rights-of-way must be based on a plan endorsed by both a qualified biologist and qualified hydrologist.

Rural Streets. Only local streets with no parking (24’ paved width) or one-side parking (28’ paved width) shall be used in Executive Residential and Rural Residential areas. Gravel shoulders may be provided. Curbs shall not be used, except where needed to address site-specific erosion issues.

Trails. Trails shown in the Open Space Multi-Use Trail Network Map shall be provided. Projects shall provide additional trails for the enjoyment of area residents and the public. The trail network should connect to streets with signed trailheads.

Density Bonus Provisions. Smaller lot sizes shall be granted for establishing Community Conservation Areas, consistent with the following tables. To qualify for the smallest permissible lot sizes, thirty percent of a project's area shall be established as Community Conservation Area(s). No Community Conservation Area is required for the minimum lot sizes allowed without Clustering (see Land Use Element and notes below the following tables.) Lot sizes between these two extremes are possible, with adjustments to required Community Conservation Area(s) made proportionally (see tables for examples).

Development Envelopes

Development Envelopes are required for Suburban Residential, Executive Residential, and Rural Residential Areas regardless of whether a Density Bonus is applied.

Development Envelopes define an area in which buildings (including accessory structures), landscaping (restricted to the plants contained in Plant List B), construction activity, walls and fences, and recreational activities are permitted. Impermeable surfaces shall not cover more than 33% of Development Envelope areas. Stormwater shall not be concentrated, except through the use of naturalized swales.

The sizes of Development Envelopes are restricted as follows.

- Development Envelopes in Rural Residential areas shall not exceed 15,000 square feet.
- Development Envelopes in Executive Residential areas shall not exceed 10,000 square feet.
- Suburban Residential. There are two standards for the Suburban Residential Area. Development Envelopes are the areas in which construction activity may occur and Plant List A must be used. (See *Landscape Design Standards*). Development Envelopes shall not exceed 5,000 sf or 50% of the lot size, whichever is greater. Backyards are contained within Development Envelopes and are areas where recreational activities and Plant List B may be used. (see *Landscape Design Standards*) Backyards shall not exceed 2,000 sf and only shall be located behind the residence.

Table 13

<i>Rural Residential</i> Lot Size	% of Total Area Devoted to Community Conservation Area	Estimated 20-Acre Yield (inclusive of streets and Community Conservation Areas)
8 acres (358,000 sf) permitted without Conservation Bonus	0% (minimum)	2 du
2 acres (87,000 sf) minimum lot size allowed with Conservation Bonus	30% (maximum)	7 du
4 acres (174,000 sf) interpolated using 8 acre and 2 acre provisions above	20%	4 du
6 acres (261,000 sf) interpolated using 8 acre and 2 acre provisions above	10%	3 du

<i>Executive Residential</i> Lot Size	% of Total Area Devoted to Community Conservation Area	Estimated 20-Acre Yield (inclusive of streets and Community Conservation Areas)
60,000 sf permitted without Conservation Bonus	0% (minimum)	13 du
30,000 sf minimum lot size allowed with Conservation Bonus	30% (maximum)	21 du
40,000 sf interpolated using 60,000 sf & 30,000 sf provisions above	20%	17 du
50,000 sf interpolated using 60,000 sf & 30,000 sf provisions above	10%	15 du

Outside of Development Envelopes within Suburban Residential Areas, permanent deed restrictions shall prohibit: grading and construction; wall and fences, running of pets off-leash; pasturing of livestock; gardening; the use of cars, motorcycles, or other motorized equipment; and clearing and planting of vegetation (except for habitat restoration using Plant List A, *see Landscape Design Standards*). Naturalized stormwater features may be constructed in Community Conservation Areas, but must be based on a plan endorsed by both a qualified biologist and qualified hydrologist.

<i>Suburban Residential</i> Lot Size	% of Total Area Devoted to Community Conservation Area	Estimated 20-Acre Yield (inclusive of streets and Community Conservation Areas)
14,000 sf permitted without Conservation Bonus	0% (minimum)	54 du
5,000 sf minimum lot size allowed with Conservation Bonus	30% (maximum)	125 du
8,000 sf interpolated using 14,000 sf & 5,000 sf provisions above	20%	83 du
11,000 sf interpolated using 14,000 sf & 5,000 sf provisions above	10%	64 du

Note: In Suburban Residential areas, Land Use Element requires Maximum Average Density of 4 dwelling units per gross acre. To attain this maximum with the same lot size, developers would use 8,000 sf lots and would be required to set aside about 20% of the site as open space.